

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 22, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

Trang Tu-Nguyen, Assistant Civil Engineer

Curtis Banks, Project Planner

VERBAL COMMUNICATIONS

Ray Davis – Expressed concerns about the Consulting Architect Peer Review process and the necessity for him to use the public documents when reviewing projects. Additionally, he spoke about the fight to save the hillsides not expedite development and that the staff decisions should serve the community not developers.

PUBLIC HEARINGS

ITEM 1: 506 University Avenue
Architecture and Site Application S-07-186
Subdivision Application M-07-145

Requesting approval to relocate a pre-1941 single family residence on the parcel and subdivide the site to create two lots. APN 529-08-017

PROPERTY OWNER: Arnerich Revocable Trust

APPLICANT: Dennis Lowery, Capital Ventures

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the applications subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15315 of the State Environmental Guidelines as adopted by the Town.
 - (b) The project meets the use set forth in the Town's General Plan As required by Section IV.B

of the Redevelopment Plan for the Central Los Gatos Redevelopment Project.

- (c) In order to deny the application, the deciding body must make one of the following findings, as required by Section 66474 of the State Subdivision Map Act:
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Development Review Committee has determined that none of the above findings can be made, therefore, the tentative map application may be approved.

- (d) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
- (e) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 15275 Suview Drive
 Architecture and Site Application S-07-227

Requesting approval to construct a new single family residence on property zoned HR:2 1/2. APN 537-24-026
PROPERTY OWNER/APPLICANT: Peter and Julie Donnelly

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Ray Davis – Expressed that he would like to see staff reports for items heard by the DRC, that the oaks that were planted and future plantings should not be linear they should be more

naturally placed, that he wanted a condition that required the landscaping to adhere to the Hillside Development Standards and Guidelines, and that he wanted to see the roof tile and home color which should conform to the Hillside Development Standards and Guidelines.

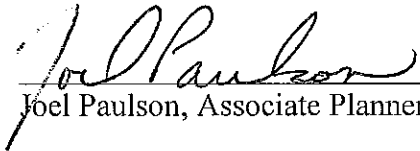
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - (b) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - (c) Exception to the Hillside Development Standards & Guidelines: The project includes the required water tanks to extend outside the LRDA and the cut to remove undocumented fill exceeds the maximum depth of cut permitted. Regarding the water tanks the Development Review Committee finds that given that this area was considered for water tanks in the previously approved subdivision, the tanks will only modestly extend beyond the LRDA, the proposed location will be less visible than other options considered, and the thorough review by the Town's Consulting Arborist regarding the existing tree that this exception is warranted. Regarding the exception to the maximum cut depth for the removal of undocumented fill the DRC finds that since this concept was approved by the Planning Commission when the subdivision was approved and the dirt is a result of spoils from the construction of Suview Drive that this exception is warranted.
 - (d) Other than the exception to the LRDA for the water tanks and the cut depth for the undocumented fill, the project is in substantial compliance with the Hillside Development Standards & Guidelines.
 - (e) Approve the Architecture and Site application subject to the draft conditions below, as well as, any additional conditions from the building department, engineering department, Santa Clara County Fire Department, and any other department or agency with jurisdictional authority, and as shown on the development plans received May 8, 2008.
7. *Ghioffi* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:35 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Joel Paulson, Associate Planner